

TO: CT General Assembly Planning & Development Committ
FROM:Paul J. Pugliese Old Greenwich, CT

OPPOSED TO

RE: House Bill 5429, “An Act Concerning Transit-Oriented Development ” DATE: March 14, 2022

Dear Distinguished Members of the the Planning and Development Committee, thank you for your service to our State.

I am OPPOSED to this bill for the following reasons:

The proposed bill will destroy historic Downtown development patters.

It will cause immediate and significant impact on schools and Town infrastructure, parking, and safety without allowing for proper planning and improvements.

It will reduce property values in areas impacted by these overscaled developments

It will NOT increase the proportion of affordable housing since 10 market rate units can be built for every 1 affordable.

It will not decrease rents except possibly short term as the units flood the market

It does not take into consideration sound planning concepts such as scale, density Historic and natural resources.

It usurps the will and local control in preserving the Architectural quality and scale of the built environment.

These types of randomly conceived densities with no planning and regulatory controls will cause the the urbanization of all Connecticut Towns with Transit lines, regardless of whether there is an increasing demand for transit.

As an Architect/Planner with almost 40 years of Land use volunteer service, I urge you to model the numbers and understand the devastating impact that this arbitrary proposal will have on the small Towns that make Connecticut so incredible.

VOTE THIS PROPOSAL DOWN

Paul J Pugliese